



**United States Department of Agriculture
Rural Development
Montana State Office**

MT AN 241 (3550, 1980-D)

June 21, 2005

SUBJECT: New Manufactured Housing

TO: Area Managers, Montana
Guaranteed Rural Housing Approved Lenders, Montana
Approved Manufactured Home Dealer-Contractors, Montana

PURPOSE/INTENDED OUTCOME:

This Administrative Notice provides local Rural Development (RD) offices, Lenders, and Dealer-Contractors of manufactured housing guidance on preparing a complete development package for Rural Housing loan applicants to purchase, and contract the setup, and installation of a manufactured home and related site improvements.

COMPARISON WITH PREVIOUS AN:

This Administrative Notice replaces MT AN 216, dated June 1, 2004. The list of approved Dealer-Contractors for manufactured housing, Attachment 1, remains unchanged as no new businesses have been approved since the last list was issued. Building code requirements have been updated to reference the most current edition of the International Residential Code and adopted and amended by Montana Department of Labor and Industry.

IMPLEMENTATION RESPONSIBILITIES:

Certain new manufactured homes are allowable for insured (502-Direct) and guaranteed (GRH) loan-making purposes. Manufactured homes must be new factory-built units in compliance with the Federal Manufactured Home Construction and Safety Standard (FMHCSS). Dealers of manufactured homes must be approved by USDA-Rural Development. Attachment 1 lists approved Dealer-Contractors. Dealer-contractors not currently approved by RD may apply by contacting any RD local office.

Approved Dealer-Contractors shall be the responsible party for specific, on-site development design and installation work. Exhibit J to RD Instruction 1924-A provides

EXPIRATION DATE: June 30, 2006

FILING INSTRUCTIONS: Handbook 3550,
Appendix 7; Preceding MT Instruction 1980-D

P.O. Box 850 • Bozeman, MT 59771
Voice (406) 585-2515 • Fax (406) 585-2565 • TDD (406) 585-2562

Committed to the future of rural communities

Rural Development is an Equal Opportunity Lender, Provider, and Employer. Complaints of discrimination should be sent to USDA, Director, Office of Civil Rights, Washington, D. C. 20250-9410

general guidance for setup and installation requirements of Rural Development. Montana Instruction 1924-A, Exhibit C provides more specific guidance in required documentation and procedures. All homes require a permanent foundation or basement that is constructed in compliance with the International Residential Code (IRC), 2003 edition, as amended by Administrative Rules of Montana, Section 24.301.154. Amendments to the IRC applicable to site improvements and manufactured homes are included in Attachment 2.

Lenders shall be provided with a site plan, a foundation plan designed for the manufactured home, and a plan certification of the foundation design for each home. Plan certifications are to be made on Form RD 1924-25 by the local building official, or an architect or engineer with current Montana registration. Reuse of a design or plan certification by a dealer-contractor from another loan of is acceptable only with prior endorsement from RD. RD thermal requirements for manufactured housing are based upon a US Housing and Urban Development (HUD) U_o (overall envelope thermal transmittance) Value for Zone 3 (this certificate is placed in an accessible and visible location within the unit, and may be combined with the Data Plate). The Dealer-Contractor will be responsible to certify the unit to be purchased has been constructed to meet the U_o Value for Zone 3. Refer to Form MT 1924-1 for this and other certifications to be made by the Dealer-Contractor. Rural Development staff and Lenders should discuss the development requirements and the required documentation during the initial interview with loan applicants.

Lenders and Dealer-Contractors with questions on construction documentation and procedures outlined in this AN may contact the RD State Architect, at (406) 585-2515.

ROBERT S. LEIGLAND
Acting State Director

Attachment 1: Approved Dealer Contractors for New Manufactured Housing
Attachment 2: Administrative Rules of Montana, Rule 24.301.154